



Buttermere Road, Farnworth, Bolton, BL4 0RJ

£260,000

EXTENDED TO THE REAR! 2 SPACIOUS RECEPTION ROOMS! 3 DOUBLE SIZED BEDROOMS! An extremely well presented, extended 3 bedroom semi detached home with a driveway and an integrated garage, located on Buttermere Rd in the Farnworth area of Bolton in Greater Manchester, Close by to St James High School, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance porch, a spacious lounge with plenty of space for modern furniture, a 2nd Reception Room with a pair of double glazed french doors to the rear aspect, a fully fitted modern kitchen with an integrated five burner gas hob, double oven, fridge, dishwasher and a wine/bottle cooler, a very spacious long rear garden with a large patio area, grass lawn and a brick built summer house warmed by a wood burner. To the upper floor you will find 3 double sized bedrooms, with fully fitted wardrobes to 2 of the bedrooms, a superb modern Family bathroom including a vanity basin, toilet and a shower cubicle, and a standalone toilet adjacent to the Family bathroom. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property



ACCOMMODATION

Entrance Porch 3' 5" x 3' 2" (1.05m x 0.96m)

The entrance porch to the front of the property. Fitted with a double glazed composite entrance door to the front aspect.

Lounge 19' 2" x 11' 5" (5.83m x 3.47m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Decorated with a patterned wallpaper and a high quality 'karndean' wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 15' 7" x 11' 4" (4.74m x 3.46m)

A spacious 2nd Reception Room to the rear of the property. Decorated in neutral colours with a patterned feature wall and a high quality 'karndean' wooden floor. Space for a dining table and chairs and a sofa. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 21' 6" x 8' 7" (6.56m x 2.61m)

A modern fully fitted kitchen with an integrated 5 burner gas hob, double oven, dishwasher, fridge and a wine/bottle cooler. Decorated in light blue with a high quality 'karndean' wooden floor. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator. (The garage has an integrated entrance door leading into the kitchen)

Rear Garden

A very spacious garden to the rear. Comes with a large patio area, grass lawn and a brick built summer house warmed by a log burner fire.

Master bedroom 13' 3" x 11' 6" (4.04m x 3.5m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 13' 3" x 8' 7" (4.03m x 2.61m)

A second double sized bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with an oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 4" x 11' 6" (2.53m x 3.5m)

A third double sized bedroom to the rear of the property. Decorated in neutral colours with a grey wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 7" x 8' 4" (2.62m x 2.54m)

A modern Family bathroom including a vanity basin, bath tub and a shower cubicle. Fully tiled walls and flooring. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Toilet (standalone, adjacent to the Family bathroom) 6' 4" x 2' 10" (1.94m x 0.87m)

A standalone toilet adjacent to the Family bathroom. Comes with fully tiled walls and flooring.





Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

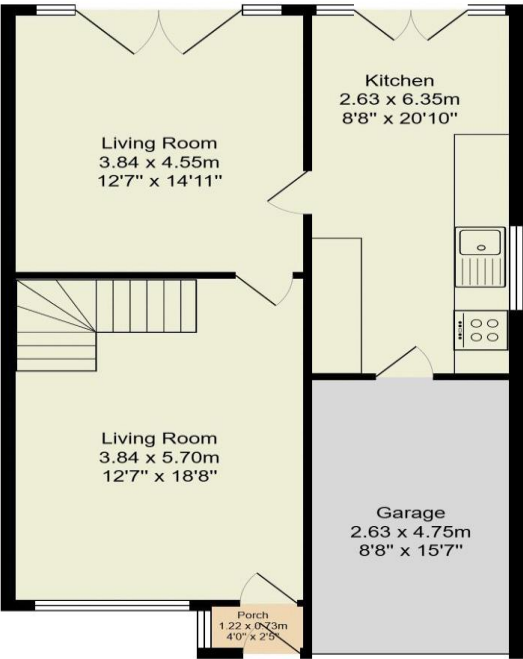
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

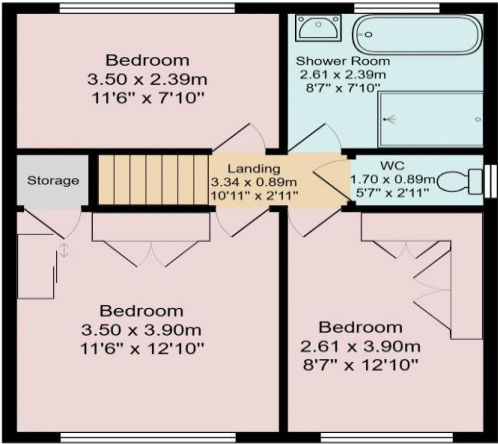
For properties in England and Wales:

- the average energy rating is D

110, Buttermere Road, Farnworth, BL4 0RJ



Ground Floor



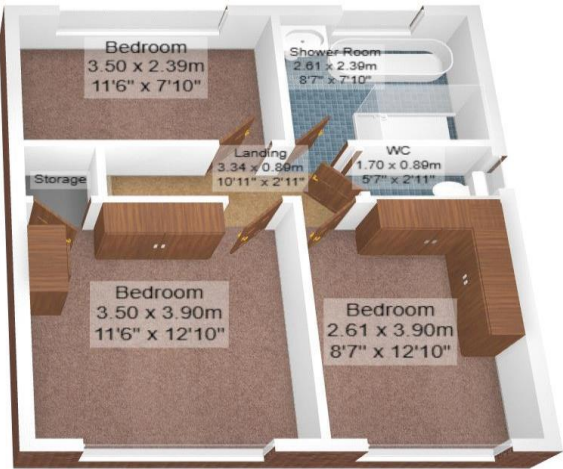
First Floor

Total Floor Area: 117.9 m² ... 1269 ft²
All measurements are approximate and for display purposes only.
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